

EXHIBIT A



2950 SW 27th Avenue, Suite 300, Miami, FL 33133
Office: (305) 692-9992 | Fax: (305) 692-3032

June 20, 2024

Vitamin Shoppe Industries LLC
300 Harmon Meadow Blvd
Secaucus, NJ 07094
Vitamin Shoppe #544

RE: Landlord: Frontier Kissimmee LLC
 Tenant: Vitamin Shoppe Industries LLC
 Premises: 3312 Greenwald Way N, Kissimmee, FL 34741

Dear Tenant:

Pursuant to the terms of the lease agreement, please find the 2023 Common Area Maintenance ("CAM") reconciliation.

Enclosures include:

1. Tenant invoice
2. CAM Reconciliation worksheet
3. CAM CAP worksheet, if applicable
4. Copy of Property Real Estate Tax invoice
5. Copy of Property Insurance invoice

Should there be any questions, please do not hesitate to contact our office at (305) 692-9992:

Jessica Wilkins
Asset Manager
Extension 127
JWilkins@FDLLC.com

Sincerely,

GENEVA MANAGEMENT LLC, agent for FRONTIER KISSIMMEE LLC

Jessica Wilkins
Asset Manager

Enclosures

Frontier Kissimmee LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries, Inc
Lease Administration Dept #544
300 Harmon Meadow Blvd
Secaucus, NJ 07049

Date: 06-12-2024
Invoice Number: 620248

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Kissimmee LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #544
3312 Greenwald Way N
Kissimmee, FL 34741

Invoice Number: 620248
Invoice date
06-12-2024

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
3312	06-12-2024	2023 CAM Reconciliation	711.02
Balance:			<u><u>711.02</u></u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Shopping Center	Frontier Kissimmee LLC
Year	2023

Tenant Name	Vitamin Shoppe
Tenant SF	3,200
Days in Occupancy	365
Occupancy	100%
Prorata Share	39.22%

Expense	
Landscaping R&M	\$7,401.22
Trash	\$1,947.96
REA FEE	\$1,084.78
GRM	\$10,717.59
Snow	\$0.00
Parking Lot Trash	\$450.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$2,888.46
Irrigation	\$0.00
Backflow Prevention (re-certified in February annually & Maintenance)	\$0.00
Greasetrap Maintance	\$0.00
Pest Control	\$0.00
Fireline	\$0.00
Management Fee	\$8,767.20 *Tenant pays 3% of rents as Management Fee
Stormwater	\$0.00
Accounting Fee	\$2,675.00
Water and Sewer	\$1,619.00

Total CAM	\$37,551.21
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Total Capped Costs	\$30,011.01
Tenant Cap	\$31,628.18 *Cap reset in 2022.

Total Non-Capped Costs	\$7,540.20
Tenant Total CAM	\$37,551.21
Tenant Prorata Share	\$14,725.96
Tenant CAM Escrows	-\$14,300.28
Total CAM Due/(Credit)	\$425.68

Insurance	\$10,006.45
Tenant Prorata Share	\$3,924.10
Tenant INS Escrows	-\$3,699.24
Total INS Due/(Credit)	\$224.86

Real Estate Tax	\$20,661.93
Tenant Prorata Share	\$8,102.72
Tenant RET Escrows	-\$8,066.28
Total RET Due/(Credit)	\$36.44

Total Reconciliation Due/(Credit)	\$686.98
3.5% Sales Tax	\$24.04

Vitamin Shoppe CAP Calculation

105% CAP

RCD: 12/19/2011
 1st Full CY: 2012
 2nd Full CY: 2013
 3rd Full CY: 2014 Capped at 105% prior calendar year actuals.
 4th Full CY: 2015
 5th Full CY: 2016

CAP 105%

Tenant's Prorata Share 39.22%

	CAP RESET					REBILL					CAP RESET				
Expense	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1008-5001 - Landscaping/Groundskeeping	\$6,900.00	\$6,900.00	\$6,900.00	\$7,245.00	\$8,148.00	\$9,000.00	\$9,000.00	\$9,444.00	\$9,206.10	\$9,732.00	\$9,732.00	\$7,401.22	\$0.00	\$0.00	\$0.00
1008-5002 - Trash Removal/Recycling	\$913.80	\$883.88	\$963.93	\$1,415.03	\$1,565.11	\$1,592.42	\$1,620.48	\$1,683.84	\$1,722.58	\$1,798.00	\$1,768.00	\$1,947.96	\$0.00	\$0.00	\$0.00
1008-5003 - Maintenance Fee (REA)	\$490.00	\$450.00	\$389.27	\$861.95	\$1,060.65	\$959.21	\$1,070.41	\$533.23	\$1,132.20	\$591.00	\$1,137.00	\$1,084.78	\$0.00	\$0.00	\$0.00
1008-5004 - General Repair/Maintenance	\$2,050.09	\$2,620.00	\$3,299.00	\$2,364.00	\$2,377.15	\$2,495.85	\$2,483.57	\$4,053.00	\$4,063.00	\$3,573.00	\$7,411.00	\$10,717.59	\$0.00	\$0.00	\$0.00
1008-5008 - Parking Lot Trash	\$0.00	\$0.00	\$0.00	\$1,200.00	\$2,400.00	\$2,400.00	\$800.00	\$0.00	\$0.00	\$150.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00
1008-5009 - Exterior Bldg. Repair/ Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$970.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1008-5012 - Pressure Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$815.53	\$0.00	\$0.00	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00
1008-5100 - Utility Expenses	\$1,245.54	\$1,492.89	\$1,697.81	\$1,642.04	\$1,401.20	\$1,358.19	\$1,475.99	\$1,738.65	\$1,728.92	\$2,259.00	\$2,318.00	\$2,888.46	\$0.00	\$0.00	\$0.00
1008-5102 - Water & Sewer Fees	\$1,681.85	\$1,844.24	\$1,185.41	\$953.11	\$1,293.87	\$739.70	\$584.97	\$0.00	\$611.18	\$0.00	\$0.00	\$1,619.00	\$0.00	\$0.00	\$0.00
1008-5103 - Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.74	\$198.28	\$1,322.00	\$737.00	\$0.00	\$0.00	\$0.00	\$0.00
1008-5109 - Electrical Repairs.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$129.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1008-5200 - Management Fees	\$7,450.00	\$7,560.00	\$7,560.00	\$8,089.20	\$8,123.44	\$8,812.85	\$8,821.43	\$8,811.84	\$8,795.40	\$8,850.18	\$8,767.08	\$8,767.20	\$8,767.20	\$0.00	\$0.00
1008-5230 - Pest Control	\$0.00	\$0.00	\$411.80	\$500.76	\$243.96	\$243.96	\$245.12	\$175.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1008-5240 - Accounting Fees	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,200.00	\$2,200.00	\$2,250.00	\$2,250.00	\$2,375.00	\$2,675.00	\$0.00	\$0.00	\$0.00
Grand Total	\$22,881.28	\$23,901.01	\$24,557.22	\$26,421.09	\$28,763.38	\$29,752.18	\$29,621.97	\$30,785.06	\$29,707.66	\$30,525.18	\$35,345.08	\$37,551.21	\$8,767.20	\$0.00	\$0.00
Capped Expenses	\$18,550.09	\$19,230.00	\$20,320.80	\$21,548.96	\$23,442.55	\$25,102.66	\$24,870.12	\$26,829.34	\$24,512.78	\$25,877.18	\$30,122.08	\$30,011.01	\$8,767.20	\$0.00	\$0.00
Non-Capped Expenses	\$4,331.19	\$4,671.01	\$4,236.42	\$4,872.13	\$5,320.83	\$4,649.52	\$4,751.85	\$3,955.72	\$5,194.88	\$4,648.00	\$5,223.00	\$7,540.20	\$0.00	\$0.00	\$0.00
	\$ 22,881.28	\$ 23,901.01	\$ 24,557.22	\$ 26,421.09	\$ 28,763.38	\$ 29,752.18	\$ 29,621.97	\$ 30,785.06	\$ 29,707.66	\$ 30,525.18	\$ 35,345.08	\$ 37,551.21	\$ 8,767.20	\$ -	\$ -
CAP			\$ 20,191.50	\$ 21,201.08	\$ 22,261.13		\$ 26,357.79	\$ 26,113.62	\$ 27,419.30	\$ 25,738.42		\$ 31,628.18	\$ 31,511.56	\$ 9,205.55	\$ -
Actuals	\$ 18,550.09	\$ 19,230.00	\$ 20,320.80	\$ 21,548.96	\$ 23,442.55	\$ 25,102.66	\$ 24,870.12	\$ 26,829.34	\$ 24,512.78	\$ 25,877.18	\$ 30,122.08	\$ 30,011.01	\$ 8,767.20	\$ -	\$ -
Prorata Share	\$8,973.05	\$9,372.95	\$9,579.58	\$10,224.79	\$10,816.45	\$11,667.52	\$11,616.46	\$11,791.90	\$11,650.06						
Previously Billed	\$6,326.81	\$9,373.98	\$9,614.08	\$10,224.80	\$11,072.13	\$11,350.39	\$11,488.00	\$12,089.05	\$11,057.78						
Variance	\$2,646.24	-\$1.03	-\$34.50	-\$0.01	-\$255.68	\$317.13	\$128.46	-\$297.15	\$592.28	\$3,095.73					
1008-5205 - Real Estate Tax	\$ 13,516.88	\$ 13,643.17	\$ 13,421.79	\$ 13,494.74	\$ 13,158.20	\$ 13,707.04	\$ 16,283.57	\$ 17,299.03	\$ 18,446.87	\$ 18,706.00	\$ 18,551.00	\$ 20,661.93			
1008-5206 - Storm Water Tax			\$ -								\$ -	\$ -			
1008-5210 - Insurance (Liability/Property)	\$ 11,164.99	\$ 9,670.99	\$ 9,775.00	\$ 8,264.00	\$ 8,927.20	\$ 11,433.00	\$ 6,310.00	\$ 6,636.00	\$ 6,636.00	\$ 6,636.00	\$ 11,077.00	\$ 10,006.45			

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R032529-457900010010		1014241		300

**See back for code description

FRONTIER KISSIMMEE LLC
2950 SW 27TH AVE STE 300
MIAMI, FL 33133

3304 N JOHN YOUNG PKWY

OSCEOLA CORPORATE CENTER REPLAT FOUR PB
17
PGS 99-100
See Additional Legal on Tax Roll

MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES						
TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
OSCEOLA CO	407-742-1800	6.7000	1,399,090	0	1,399,090	9,373.90
SAVE OSC MAN	407-742-1800	0.0949	1,399,090	0	1,399,090	132.77
EMER MED SRV	407-742-1800	1.0682	1,399,090	0	1,399,090	1,494.51
SCH STATE LW	407-870-4823	3.2560	1,403,500	0	1,403,500	4,569.80
SCH LOCAL BD						
CAPITAL OUTLAY	407-870-4823	1.5000	1,403,500	0	1,403,500	2,105.25
DISCRETIONARY	407-870-4823	0.7480	1,403,500	0	1,403,500	1,049.82
SFWM D EVERG	561-686-8800	0.0327	1,399,090	0	1,399,090	45.75
SO FL WATER	561-686-8800	0.0948	1,399,090	0	1,399,090	132.63
SFWM D OKEE	561-686-8800	0.1026	1,399,090	0	1,399,090	143.55
LIBRARY DIST	407-742-1800	0.3000	1,399,090	0	1,399,090	419.73
SAVE OSC DBT	407-742-1800	0.0677	1,399,090	0	1,399,090	94.72
TOTAL MILLAGE		13.9649	AD VALOREM TAXES			\$19,562.43

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Fire Rescue Commercial Sq Ft	407-742-1800 @ 0.5638	1,804.16
NON-AD VALOREM ASSESSMENTS		\$1,804.16

COMBINED TAXES AND ASSESSMENTS	\$21,366.59
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If Postmarked By Please Pay	Nov 30, 2023 \$20511.93	Dec 31, 2023 \$20725.59	Jan 31, 2024 \$20939.26	Feb 29, 2024 \$21152.92	Mar 31, 2024 \$21366.59
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BRUCE VICKERS, CFC, CFBTO, ELC. Case 24-12480-LSS Doc 1360-1 Filed 04/29/25 Page 6 of 12
OSCEOLA COUNTY TAX COLLECTOR 407-742-4000 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2023

If Postmarked By Please Pay	Nov 30, 2023 \$20511.93	Dec 31, 2023 \$20725.59	Jan 31, 2024 \$20939.26	Feb 29, 2024 \$21152.92	Mar 31, 2024 \$21366.59
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MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

FRONTIER KISSIMMEE LLC
2950 SW 27TH AVE STE 300
MIAMI, FL 33133



**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R032529-457900010010		1014241		300

1 01014241 2023 7

RETURN WITH PAYMENT.



Invoice

Property Tax Alliance Group, LLC
 1640 W. Oakland Park Blvd
 Suite 402
 Fort Lauderdale, FL 33311

Date	Invoice #
11/13/2022	5639

Terms	Due on receipt
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Bill To				Date		Invoice #	
Frontier Development % Jonathan Escarza 2950 SW 27th Ave. Suite 300 Miami, FL 33133				11/13/2022		5639	
				Terms		Due on receipt	
Description					Amount		
Petition Filing Fees 2022 Petition Filing Fees- see list for details					1,200.00		
E-mail		jnelson@taxflorida.com			Total		\$1,200.00
Phone #		954-202-9696	Fax #		954-337-9232		Web Site
Thank you for your business.					www.taxflorida.com		

Petition No.	Property Name	Property Owner Name	County	Parcel #
1	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216481
2	Frontier Osceola	Frontier Osceola LLC	Brevard	2427799
3	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216920
4	Frontier Sebastian Vacant Land	13350 Sebastian LLC	Indian River	30382500000004100002-0
5	Frontier St. Lucie West Two	Frontier St Lucie West Two	St. Lucie	3326-801-0001-000-6
6	Frontier Lynn Haven	1917 Lynn Haven LLC	Bay	11611-000-000
7	Frontier Dania	FRONTIER DANIA LLC	Broward	5042-33-56-0010
8	Frontier Pensacola 5052 Bayou	FRONTIER BAYOU BOULEVARD LLC	Escambia	33-1530-7100-005-009
9	Frontier Brandon	11306 BRANDON LLC	Hillsborough	071948-1006
10	Frontier Clermont	FRONTIER CLERMONT LLC	Lake	32-22-26-1000-000-00100
11	Frontier Tallahassee	FRONTIER TALLAHASSEE LLC	Leon	212620 6190000
12	Frontier Tallahassee Two	FRONTIER TALLAHASSEE TWO LLC	Leon	212625A0340
13	Frontier Jensen Beach	FRONTIER JENSEN BEACH LLC	Martin	19-37-41-000-000-00261-0
14	Frontier Florida City	FRONTIER IDRIVE LLLP	Miami-Dade	16-7919-004-0040
15	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0040
16	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0050
17	Frontier Hialeah Gardens	FRONTIER 122 LLC	Miami-Dade	27-2033-055-0010
18	Frontier North Miami Beach	FRONTIER 167 LLLP C/O FRONTIER DEVEL	Miami-Dade	30-2218-044-0020
19	Frontier Kissimmee	FRONTIER KISSIMMEE LLC	Osceola	03-25-29-4579-0001-0010
20	Frontier Kissimmee The Loop	FRONTIER ST LUCIE WEST LLC	Osceola	03-25-29-4582-0001-0010
21	Frontier Boynton Beach	1570 BOYNTON BEACH LLC	Palm Beach	08-43-45-30-26-002-0000
22	Frontier Lake Worth	FRONTIER LAKE WORTH LLC	Palm Beach	00-42-44-27-34-001-0000
23	Frontier-Zephyrhills	FRONTIER DEVELOPMENT	Pasco	34-25-21-0110-00000-0030
24	Frontier Ulmerton Largo	ULMERTON LARGO LLC	Pinellas	03-30-15-40904-000-0010

24 Petitions X \$50.00 ea = \$1,200.00

Invoice

Bill To				Date		Invoice #	
Frontier Development % Jonathan Escarza 2950 SW 27th Ave. Suite 300 Miami, FL 33133				12/17/2023		6695	
				Terms		Due on receipt	
Description					Amount		
Petition Filing Fees 2023 Property Tax Appeal - Filing Fees see attached list					600.00		
E-mail		jnelson@taxflorida.com			Total \$600.00		
Phone #		954-202-9696	Fax #	954-337-9232	Web Site		
Thank you for your business.					www.taxflorida.com		

Petition No	Client Name	Property Name	Property County	Parcel ID
1	Frontier Owned	Frontier Osceola	Brevard	2427799
2	Frontier Owned	Frontier Dania	Broward	5042-33-56-0010
3	Frontier Owned	Frontier Clermont	Lake	32-22-26-1000-000-00100
4	Frontier Owned	Frontier Tallahassee	Leon	2126206190000
5	Frontier Owned	Frontier Ocala	Marion	23652-001-00
6	Frontier Owned	Frontier Jensen Beach	Martin	19-37-41-000-000-00261-0
7	Frontier Owned	Frontier Hialeah	Miami-Dade	30-2012-041-0040
8	Frontier Owned	Frontier Hialeah	Miami-Dade	30-2012-041-0050
9	Frontier Owned	Frontier Kissimmee	Osceola	03-25-29-4579-0001-0010
10	Frontier Owned	Frontier Kissimmee	Osceola	03-25-29-4582-0001-0010
11	Frontier Owned	Frontier Fort Pierce	St. Lucie	2419-602-0001-000-7
12	Frontier Owned	Frontier St. Lucie	St. Lucie	3326-801-0001-000-6

12 Petitions X \$50.00ea = \$600.00



INSURANCE & RISK

PO BOX 192
Moylan, PA 19065
Phone: (215) 701
www.vencerins.com

1008

23/23 Page 11 of 12	
Invoice #23-1631	
Page 1 of 1	
Account Number	Date
FRONDEV-01	05/23/2023
Balance Due On	
06/15/2023	
Amount Paid	Amount Due
	\$10,006.45

Frontier Kissimmee LLC
2950 SW 27th Avenue, Suite 300
Miami, FL 33133

Policy Number: [REDACTED] 3005	Effective: 03/08/23 to 03/08/24
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Item #	Trans Eff Date	Due DateTrans	Description	Amount
1631	05/23/2023	06/15/2023	23-24 Insurance Premium	\$10,006.45

Total Invoice Balance: \$10,006.45

Shopping Center	Frontier Kissimmee LLC
Year	2024
Tenant Name	Vitamin Shoppe
Tenant SF	3,200
Days in Occupancy	365
Occupancy	100%
Prorata Share	39.22%
Expense	
Landscaping R&M	\$7,440.00
Trash	\$1,947.96
REA FEE	\$1,054.92
GRM	\$8,209.74
Snow	\$0.00
Parking Lot Trash	\$1,370.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$1,927.52
Irrigation	\$0.00
Backflow Prevention (re-certified in February annually & Maintenance)	\$0.00
Greasetrap Maintance	\$0.00
Pest Control	\$0.00
Fireline	\$0.00
Management Fee	\$8,767.20
Stormwater	\$0.00
Accounting Fee	\$2,780.00
Water and Sewer	\$1,406.89
Total CAM	\$34,904.23
Total Capped Costs	\$28,566.94
Tenant Cap	\$31,511.56
Total Non-Capped Costs	\$6,337.29
Tenant Total CAM	\$34,904.23
Tenant Prorata Share	\$13,687.93
Tenant CAM Escrows	-\$14,601.96
Total CAM Due/(Credit)	-\$914.03
Insurance	\$15,164.09
Tenant Prorata Share	\$5,946.70
Tenant INS Escrows	-\$4,263.36
Total INS Due/(Credit)	\$1,683.34
Real Estate Tax	\$23,979.18
Tenant Prorata Share	\$9,403.60
Tenant RET Escrows	-\$8,020.32
Total RET Due/(Credit)	\$1,383.28
Total Reconciliation Due/(Credit)	\$2,152.59
3.5% Sales Tax	\$75.34